

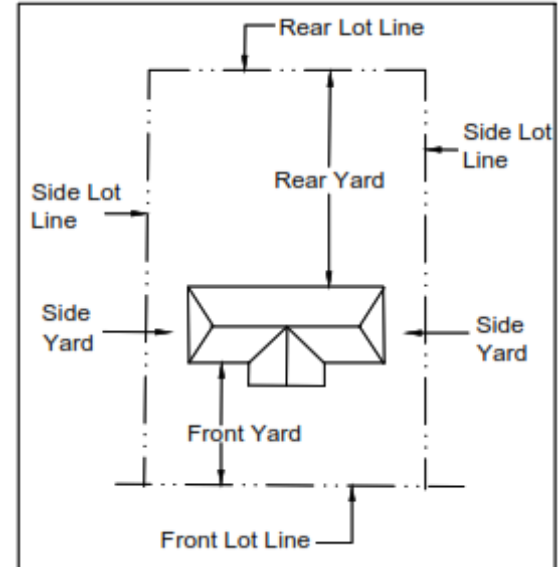
# Residential Driveway Standards

For lots zoned Single Family (R and R-1) and Duplex (MR-1)



## Any expansion or installation of a driveway requires a permit.

1. All driveways, turnaround areas, and sidewalks shall be constructed with concrete, asphalt, concrete pavers, or brick set in compacted sand. Gravel / crushed rock is not a permitted material.
2. Driveways, turnaround areas and sidewalks must be set back at least one foot from any lot line.
3. Parking is not permitted in the front yard area, except on authorized driveways.
4. Driveways, where located within the boulevard or front yard area, are subject to all the following requirements:
  - a. **Driveways may not exceed 35% of the front yard area, up to 20 feet in width, whichever is less;**
  - b. Driveway width shall not exceed the width of the curb cut within 20 feet of the curb line. Beyond that point, width may increase to the number established above. The expanded portion of the driveway shall be screened with plantings;
  - c. Curb cut radius (5 feet minimum) shall not encroach upon the boulevard of an abutting property;
  - d. On corner lots, driveways shall be set back at least 30 feet from an intersection, as measured from the point where the extended curb lines of the street intersect;
  - e. Only one curb cut is permitted from a public street to a lot. Lots with alley access are not permitted to install a curb cut;
  - f. Upon written request from the landowner, items a-d above may be varied by the Director with a finding of necessity and public convenience.
5. The front yard area of a lot is the open space on the lot situated between the front lot line and the nearest face line of the house (see diagram). The curb is not the property line.
6. On arterial streets only, a turnaround area (150 square feet maximum) may be located in a front yard. The turnaround area must be contiguous to the driveway, and may not be used as parking.



ARTERIAL STREETS	ARTERIAL STREETS cont'd
66th Street	Portland Avenue
Lyndale Avenue	Cedar Avenue
Nicollet Avenue	Xerxes Avenue (62nd to 66th Streets)
Penn Avenue	76th Street (Girard to Xerxes Avenues)

## Process for obtaining a Driveway Permit:

1. A permit is required for any expansion or installation of a new driveway or turnaround area.
2. Minor repairs, patching, sealcoating or overlays do not require a permit.
3. To apply for a driveway permit, please submit a complete site plan to the City of Richfield Inspections Division, showing the location and dimensions of the driveway with distances from property lines and the square footage of the proposed driveway.
4. A separate permit is required for all curb cuts – contact the Engineering Department at 612-861-9790. Any expansion, installation or replacement of a curb cut from a public street requires a permit. Any curb cut abandoned with the installation of a new cut shall be removed and replaced with curb and gutter according to Public Works specifications.

This handout is provided as a guide to common questions and problems.

It is not intended nor shall it be considered a complete set of requirements.

Inspections Division (612) 861-9860 • Planning & Zoning Division (612) 861-9760